

121.A

Map

0005

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 440,800 /

USE VALUE: 440,800 /

ASSESSed: 440,800 /

Total Card /

Total Parcel

440,800

440,800

440,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	GLENN KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	12 WELLINGTON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	MCPAHON JAMES -
Owner 2:	MCPAHON KATHLEEN -
Street 1:	12 WELLINGTON ST UNIT 2
Twn/City:	Arlington
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	440,800			440,800
Total Card	0.000	440,800			440,800
Total Parcel	0.000	440,800			440,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.75	/Parcel:	376.75

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	440,800	0	.		440,800		Year end	12/23/2021
2021	102	FV	428,000	0	.		428,000		Year End Roll	12/10/2020
2020	102	FV	421,700	0	.		421,700	421,700	Year End Roll	12/18/2019
2019	102	FV	450,100	0	.		450,100	450,100	Year End Roll	1/3/2019
2018	102	FV	397,900	0	.		397,900	397,900	Year End Roll	12/20/2017
2017	102	FV	362,600	0	.		362,600	362,600	Year End Roll	1/3/2017
2016	102	FV	423,000	0	.		423,000	423,000	Year End	1/4/2016
2015	102	FV	390,700	0	.		390,700	390,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPAHON JAMES	53182-171		7/13/2009		410,000	No	No		
ROSSANO-COLLIER	31825-590		9/15/2000		259,000	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPAHON JAMES	53182-171		7/13/2009		410,000	No	No		
ROSSANO-COLLIER	31825-590		9/15/2000		259,000	No	No	4	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:			
View / Desir:	3F	- 3RD FL	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1950	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G11	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	14.430000305
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 5			BRs: 2			Baths: 1			HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	35.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj \$ / SQ:	391.123
Other Features:	60912
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684454
Depreciation:	243666
Depreciated Total:	440788

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,170	391.120	457,61
Net Sketched Area:		1,170	Total:	457,61
Size Ad	1170 Gross Area	1170	FinArea	1170

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
14						
14						
70						

IMAGE

